

Notice of Allowability	Application No.	Applicant(s)	
	09/766,779	FOSTER ET AL.	
	Examiner JAGDISH PATEL	Art Unit 3624	

-- *The MAILING DATE of this communication appears on the cover sheet with the correspondence address--*

All claims being allowable, PROSECUTION ON THE MERITS IS (OR REMAINS) CLOSED in this application. If not included herewith (or previously mailed), a Notice of Allowance (PTOL-85) or other appropriate communication will be mailed in due course. **THIS NOTICE OF ALLOWABILITY IS NOT A GRANT OF PATENT RIGHTS.** This application is subject to withdrawal from issue at the initiative of the Office or upon petition by the applicant. See 37 CFR 1.313 and MPEP 1308.

1. This communication is responsive to 3/7/06.
2. The allowed claim(s) is/are 1-12, 14, 15 and 17.
3. Acknowledgment is made of a claim for foreign priority under 35 U.S.C. § 119(a)-(d) or (f).
 - a) All
 - b) Some*
 - c) None
 of the:
 1. Certified copies of the priority documents have been received.
 2. Certified copies of the priority documents have been received in Application No. _____.
 3. Copies of the certified copies of the priority documents have been received in this national stage application from the International Bureau (PCT Rule 17.2(a)).

* Certified copies not received: _____.

Applicant has THREE MONTHS FROM THE "MAILING DATE" of this communication to file a reply complying with the requirements noted below. Failure to timely comply will result in ABANDONMENT of this application.
THIS THREE-MONTH PERIOD IS NOT EXTENDABLE.

4. A SUBSTITUTE OATH OR DECLARATION must be submitted. Note the attached EXAMINER'S AMENDMENT or NOTICE OF INFORMAL PATENT APPLICATION (PTO-152) which gives reason(s) why the oath or declaration is deficient.
5. CORRECTED DRAWINGS (as "replacement sheets") must be submitted.
 - (a) including changes required by the Notice of Draftsperson's Patent Drawing Review (PTO-948) attached
 - 1) hereto or 2) to Paper No./Mail Date _____.
 - (b) including changes required by the attached Examiner's Amendment / Comment or in the Office action of Paper No./Mail Date _____.

Identifying indicia such as the application number (see 37 CFR 1.84(c)) should be written on the drawings in the front (not the back) of each sheet. Replacement sheet(s) should be labeled as such in the header according to 37 CFR 1.121(d).
6. DEPOSIT OF and/or INFORMATION about the deposit of BIOLOGICAL MATERIAL must be submitted. Note the attached Examiner's comment regarding REQUIREMENT FOR THE DEPOSIT OF BIOLOGICAL MATERIAL.

Attachment(s)

1. Notice of References Cited (PTO-892)
2. Notice of Draftsperson's Patent Drawing Review (PTO-948)
3. Information Disclosure Statements (PTO-1449 or PTO/SB/08),
Paper No./Mail Date 5/17/01
4. Examiner's Comment Regarding Requirement for Deposit
of Biological Material
5. Notice of Informal Patent Application (PTO-152)
6. Interview Summary (PTO-413),
Paper No./Mail Date _____.
7. Examiner's Amendment/Comment
8. Examiner's Statement of Reasons for Allowance
9. Other _____.

DETAILED ACTION

1. This communication is in response to amendment filed 3/7/2006.

Response to Amendment

2. Claims 1-3,6,8,11,15,17 and have been amended per request. Claims 1-12, 14,15 and 17 have been allowed.

Reasons for Allowance

3. The following is an examiner's statement of reasons for allowance:

The claimed inventions pertain to valuation of assets and, more particularly, to valuing real property, including land and buildings, using the information and communication resources of an on-line computing environment, such as the global Internet.

The following prior art references have been deemed most relevant to the allowed claim(s):

Sklartz (US PGPUB 2002/0087389) teaches a method and system for providing valuation of a home wherein a server software collects real estate, and real estate related, data from various sources, adjusts and filters the data, processes that data using trend, comparable market analysis, buy/sell signal, and appraisal engines, responds to user inputs, and provides information outputs and trend, comparable market analysis, buy/sell signal, and appraisal decision tools to users.

Hough (US Patent 5414621) discloses a system and method for determining comparative values of comparable properties based on assessment percentages and sales data of the comparable properties to ultimately determine a value for a subject property.

Bradley et al. (US 6842738) teaches a system which preprocesses property value estimates based on stored property data. It stores the computed property value estimates in a forecast data repository. The system obtains updates or new property data and computes new estimates according to a predetermined schedule. Users can instantaneously obtain property value estimates that have been preprocessed, thus eliminating a long wait period necessary for on-line processing.

Claims 1-12: The closest prior art of record discussed above fails to teach or suggest a method or apparatus for determining a real estate property in an on-line computing environment having at least the following distinguishing features (refers to all pending claims):

each of a plurality of client computers coupled to a distributed computer network represents at least one entity that is different from another of one of client computers such that each different entity performs a different role in an evaluation of a selected real estate property,

each of the client computers is operable to access a valuation program module operating on a property management services server to input predetermined information about the selected real estate property in accordance with the role of the entity represented by the corresponding client computer, and

the valuation module in response to receiving the input predetermined information about the selected real estate property from at least two of the plurality of the client computers in accordance with the role of the entity represented by the corresponding client computers, calculates valuation for the real estate property based on the input predetermined information and comparable data relevant to the selected real estate property.

Any comments considered necessary by applicant must be submitted no later than the payment of the issue fee and, to avoid processing delays, should preferably accompany the issue fee. Such submissions should be clearly labeled "Comments on Statement of Reasons for Allowance."

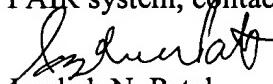
Conclusion

The prior art made of record and not relied upon is considered pertinent to applicant's disclosure.

SHIMAZU, EP 1220125 A2 Virtual real estate dealing method, server and terminal used therefor. Note that this reference is published after the priority date of the instant application but only cited to show state of the foreign patent references.

Any inquiry concerning this communication or earlier communications from the examiner should be directed to JAGDISH PATEL whose telephone number is (571) 272-6748. The examiner can normally be reached on 800AM-600PM M-Th.

If attempts to reach the examiner by telephone are unsuccessful, the examiner's supervisor, Vincent Millin can be reached on (571)272-6747. The fax phone number for the organization where this application or proceeding is assigned is 517-273-8300. Information regarding the status of an application may be obtained from the Patent Application Information Retrieval (PAIR) system. Status information for published applications may be obtained from either Private PAIR or Public PAIR. Status information for unpublished applications is available through Private PAIR only. For more information about the PAIR system, see <http://pair-direct.uspto.gov>. Should you have questions on access to the Private PAIR system, contact the Electronic Business Center (EBC) at 866-217-9197 (toll-free).


Jagdish N. Patel
(Primary Examiner, AU 3624)
5/28/06

VINCENT MILLIN
SUPERVISORY PATENT EXAMINER
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